

2
3
4
5
6
7
8
9
10
11
12
13
14
AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989
COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO.
89-17, AS AMENDED; AMENDING THE TEXT OF THE
INTERGOVERNMENTAL COORDINATION ELEMENT (TO ADD
LANGUAGE REGARDING THE WESTERN NORTHLAKE
BOULEVARD CORRIDOR PLANNING AREA); AMENDING THE
MAP SERIES (TO ADD THE WESTERN NORTHLAKE
BOULEVARD CORRIDOR PLANNING AREA MAP); PROVIDING
FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN;
PROVIDING FOR REPEAL OF LAWS IN CONFLICT;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN
EFFECTIVE DATE.

15
16
17
WHEREAS, on August 31, 1989, the Palm Beach County Board of County
Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-
17; and

18
19
20
WHEREAS, the Palm Beach County Board of County Commissioners
amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II,
Florida Statutes; and

21
22
23
24
WHEREAS, the Palm Beach County Board of County Commissioners have
initiated amendments to several elements of the Comprehensive Plan in
order to promote the health, safety and welfare of the public of Palm
Beach County; and

25
26
27
28
29
30
WHEREAS, the Palm Beach County Local Planning Agency conducted a
public hearing on June 11, 18 and 25, July 9, August 13, and November
19, 1999 to review the proposed amendments to the Palm Beach County
Comprehensive Plan and made recommendations regarding the proposed
amendments to the Palm Beach County Board of County Commissioners
pursuant to Chapter 163, Part II, Florida Statutes; and

31
32
33
34
35
36
37
WHEREAS, the Palm Beach County Board of County Commissioners, as
the governing body of Palm Beach County, conducted a public hearing
pursuant to Chapter 163, Part II, Florida Statutes, on July 28, August
17 and 24, 1999 to review the recommendations of the Local Planning
Agency, whereupon the Board of County Commissioners authorized
transmittal of proposed amendments to the Department of Community
Affairs for review and comment pursuant to Chapter 163, Part II,
Florida Statutes; and

1 WHEREAS, Palm Beach County received on November 16, 1999 the
2 Department of Community Affairs "Objections, Recommendations, and
3 Comments Report," dated November 12, 1999 which was the Department's
4 written review of the proposed Comprehensive Plan amendments; and

5 WHEREAS, the written comments submitted by the Department of
6 Community Affairs contained no objections to the amendments contained
7 in this ordinance;

8 WHEREAS, on December 13, 1999 the Palm Beach County Board of
9 County Commissioners held a public hearing to review the written
10 comments submitted by the Department of Community Affairs and to
11 consider adoption of the amendments; and

12 WHEREAS, the Palm Beach County Board of County Commissioners has
13 determined that the amendments comply with all requirements of the
14 Local Government Comprehensive Planning and Land Development
15 Regulations Act.

16 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
17 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

18 Part I. Amendments to the 1989 Comprehensive Plan

19 Amendments to the text of the following Element and amending the
20 Map Series of the 1989 Comprehensive Plan are hereby adopted and
21 attached to this Ordinance in Exhibit 1:

22 A. Intergovernmental Coordination, to add language regarding
23 the Western Northlake Boulevard Corridor Planning Area; and

24 B. Map Series, to add the Western Northlake Boulevard Corridor
25 Planning Area Map.

26 Part II. Repeal of Laws in Conflict

27 All local laws and ordinances applying to the unincorporated area
28 of Palm Beach County in conflict with any provision of this ordinance
29 are hereby repealed to the extent of such conflict.

30 Part III. Severability

31 If any section, paragraph, sentence, clause, phrase, or word of
32 this Ordinance is for any reason held by the Court to be

1 unconstitutional, inoperative or void, such holding shall not affect
2 the remainder of this Ordinance.

3 **Part IV. Inclusion in the 1989 Comprehensive Plan**

4 The provision of this Ordinance shall become and be made a part
5 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
6 Ordinance may be renumbered or relettered to accomplish such, and the
7 word "ordinance" may be changed to "section," "article," or any other
8 appropriate word.

9 **Part V. Effective Date**

10 The effective date of this plan amendment shall be the date a
11 final order is issued by the Department of Community Affairs or
12 Administration Commission finding the amendment in compliance in
13 accordance with Section 163.3184, Florida Statutes, whichever occurs
14 earlier. No development orders, development permits, or land uses
15 dependent on this amendment may be issued or commence before it has
16 become effective. If a final order of noncompliance is issued by the
17 Administration Commission, this amendment may nevertheless be made
18 effective by adoption of a resolution affirming its effective status,
19 a copy of which resolutions shall be sent to the Department of
20 Community Affairs, Bureau of Local Planning, 2740 Centerview Drive,
21 Tallahassee, Florida 32399-2100.

22 **APPROVED AND ADOPTED** by the Board of County Commissioners of Palm
23 Beach County, on the 13 day of December, 1999.

24 ATTEST:
25 DOROTHY H. WILKEN, Clerk

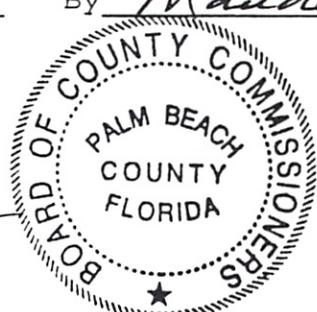
PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

26 By: Joan Duvall
27 Deputy Clerk

By Maudie Ford Lee
Chair

28 APPROVED AS TO FORM AND
29 LEGAL SUFFICIENCY

30 Robert P. O'G
31 COUNTY ATTORNEY



32 Filed with the Department of State on the 23rd day
33 of December, 1999. T:\PLANNING\AMEND\99-2\BCCADOPT\textord\western.wpd

EXHIBIT 1

A. **Intergovernmental Coordination Element, Western Northlake Boulevard Corridor Planning Area Revisions**

ADDITION: To add a policy related to the Western Northlake Boulevard Corridor Planning Area. The addition is numbered below, and shown with the added text underlined.

1. **NEW - Policy 1.1-n:** The Western Northlake Boulevard Corridor Planning Area shall be delineated as part of the Map Series of the 1989 Comprehensive Plan, as amended, as Map ICE 1.1. This area is generally located south of the Beeline Highway; west of the West Palm Beach Water Catchment Area; east of the J.W. Corbett Wildlife Management Area and Seminole Pratt Whitney Road; and north of the southern boundary of Ibis, Rustic Ranches, Bay Hill Estates, and Hamlin Boulevard. Through an Interlocal Agreement, the County, the City of Palm Beach Gardens, and the City of West Palm Beach shall provide for a means of enhanced intergovernmental cooperation in implementing the recommendations of the Western Northlake Corridor Land Use Study, dated June 8, 1998, as amended. The Interlocal Agreement shall also establish a procedure for "heightened review" of plan amendments and development applications.

B. **Map Series**, to add the Western Northlake Boulevard Corridor Planning Area Map

ADDITION: To add **Map ICE 1.1**, entitled **Western Northlake Boulevard Corridor Planning Area**, depicting the Western Northlake Boulevard Corridor Planning Area and the municipal boundaries of the Cities of Palm Beach Gardens and West Palm Beach.

